

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 001 TO LEASE NO. GS-05P-19027
ADDRESS OF PREMISES 3600 South Lake Drive St. Francis, Wisconsin 53235-3716	PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between **PH LLC doing business as (dba) Molasky Group of Companies**

whose address is: 100 N. City Parkway, Suite 1700
Las Vegas, NV 89106-4614

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to change the occupancy date.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective December 23, 2014 as follows:

Section 1.18 OCCUPANCY DATE (Sept 2012) is amended by deleting the existing text and substituting, in lieu thereof, the following:

"The entire main facility and parking structure must be completed and ready for occupancy by March 4, 2016."

Section 7.05 ADDITIONAL TERMS AND CONDITIONS Subsection 4 is amended by deleting the existing text and substituting, in lieu thereof, the following:

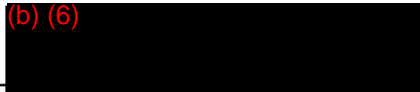
"OCCUPANCY DATE: The effective date of March 4, 2016, stated in Section 1.18 of this Lease above, is the estimated Lease Commencement Date. The Government reserves the right to adjust the occupancy date of the Lease to be commensurate with substantial completion of tenant improvements and hence, the ability of the Government to occupy the space. Any adjustments to the rent commencement date shall be documented by Lease Amendment. The Lease term will be twenty years firm, computed from the actual effective date. All building systems, including the security systems, must be tested, approved and operational thirty (30) days prior to delivery of the Leased Premises as ready for occupancy by the Government. This testing and certification of the systems shall be performed by an independent contractor hired by the Lessor and approved by the Contracting Officer."

This Lease Amendment contains 1 page.


All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.


FOR THE LESSOR:

Signature: 
 Name: Bradley J. Sher
 Title: President, Government Projects Division
 Entity Name: PH LLC doing business as (dba) Molasky Group of Companies
 Date: 1/5/15

FOR THE GOVERNMENT

Signature: 
 Name: Wayne L. Grant
 Title: Lease Contracting Officer
 GSA, Public Buildings Service, Leasing Division
 Date: 1/12/2015

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Felicia Gibson
 Title: Financial Analyst
 Date: 1/5/15

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 002 TO LEASE NO. GS-05P-19027
ADDRESS OF PREMISES 3600 South Lake Drive St. Francis, Wisconsin 53235-3716	PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between **PH St. Francis, LLC**, a Nevada limited liability company, whose address is: 100 N. City Parkway, Suite 1700 Las Vegas, NV 89106-4614 hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective March 6, 2015 as follows:

Lease Amendment No. 2 is issued to reflect a change of name and organizational structure thereby modifying the Lessor/Payee NAME, Tax Identification Number, Duns Number, and GSA Form 3518, Representations and Certifications. Address remains the same.

Former: PH LLC doing business as (dba)
 Molasky Group of Companies
 100 N. City Parkway, Suite 1700
 Las Vegas, NV 89106-4614

Current: PH St. Francis, LLC
 100 N. City Parkway, Suite 1700
 Las Vegas, NV 89106-4614

Phone Number: 702-735-0155
 DUNS: 079747425
 TIN: (b) (4)

This Lease Amendment contains 1 page.

All other terms and conditions of the lease shall remain in force and effect.
 IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

(b) (6)
 Signature: _____
 Name: Bradley J. Sher
 Title: Vice President
 Entity Name: PH St. Francis, LLC, a Nevada limited liability
 company By: PH Milwaukee MM, Inc., a Nevada corporation,
 its Manager
 Date: 3/11/2015

FOR THE GOVERNMENT:

(b) (6)
 Signature: _____
 Name: _____
 Title: Lease Contracting Officer
 GSA, Public Buildings Service, Leasing Division
 Date: MAR 12 2015

WITNESSED FOR THE LESSOR BY:

(b) (6)
 Signature: _____
 Name: Felicia Nilson
 Title: Financial Analyst
 Date: 3/11/15

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 003
ADDRESS OF PREMISES 3600 South Lake Drive St. Francis, Wisconsin 53235-3716	TO LEASE NO. GS-05P-19027 PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between **PH St. Francis, LLC**, a Nevada limited liability company, whose address is: 100 N. City Parkway, Suite 1700 Las Vegas, NV 89106-4614 hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to change the occupancy date.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective September 4, 2015 as follows:

Section 1.18 OCCUPANCY DATE (Sept 2012) is amended by deleting the existing text and substituting, in lieu thereof, the following:

"The entire main facility and parking structure must be completed and ready for occupancy by March 25, 2016."

Section 7.05 ADDITIONAL TERMS AND CONDITIONS Subsection 4 is amended by deleting the existing text and substituting, in lieu thereof, the following:

"OCCUPANCY DATE: The effective date of March 25, 2016, stated in Section 1.18 of this Lease above, is the estimated Lease Commencement Date. The Government reserves the right to adjust the occupancy date of the Lease to be commensurate with substantial completion of tenant improvements and hence, the ability of the Government to occupy the space. Any adjustments to the rent commencement date shall be documented by Lease Amendment. The Lease term will be twenty years firm, computed from the actual effective date. All building systems, including the security systems, must be tested, approved and operational thirty (30) days prior to delivery of the Leased Premises as ready for occupancy by the Government. This testing and certification of the systems shall be performed by an independent contractor hired by the Lessor and approved by the Contracting Officer."

This Lease Amendment contains 1 page.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: (b) (6)
 Name: Bradley J. Sher
 Title: Vice President
 Entity Name: PH St. Francis, LLC, a Nevada limited liability company By: PH Milwaukee MM, Inc, a Nevada corporation, its Manager
 Date: _____

FOR THE GOVERNMENT

Signature: (b) (6)
 Name: (b) (6)
 Title: Lease Contracting Officer
GSA, Public Buildings Service, Leasing Division
 Date: SEP - 9 2015

WITNESSED FOR THE LESSOR BY:

Signature: (b) (6)
 Name: FELICIA WILSON
 Title: Financial Analyst
 Date: 9/8/15

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 004
LEASE AMENDMENT	TO LEASE NO. GS-05P-19027
ADDRESS OF PREMISES 3600 South Lake Drive St. Francis, Wisconsin 53235-3716	PDN Number:

THIS AGREEMENT, made and entered into this date by and between **PH St. Francis, LLC**, a Nevada limited liability company, whose address is: 100 N. City Parkway, Suite 1700
Las Vegas, NV 89106-4614

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective January 15, 2016, as follows:

- I. Lease Amendment (LA) No. 004 is issued to document the firm fixed price agreement of several change orders where the Government issued a Notice to Proceed (NTP) in separate correspondence. The firm fixed price agreement includes, but not limited to, the necessary labor, materials, equipment, subcontracts, supervision, design fees and administration costs.
- II. The Government shall reimburse the Lessor in a lump sum payment for the change orders stated in this LA in the firm fixed amount of (b) (6) upon receipt of an original invoice after completion, inspection, and acceptance of the work and space by the Government. The original invoice must be submitted directly to: General Services Administration, FTS and PBS Payment Division (7BCP), P.O. Box 17181, Fort Worth, TX 76102 or to the GSA Finance Website at www.finance.gsa.gov. The invoice must be on letterhead of the Lessor, include an invoice number, this lease number, and the Pegasus Document Number which will be given upon completion and acceptance of the work and space by the Government.

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

(b) (6)
Signature: _____
Name: Bradley J. Sher
Title: Vice President
Entity Name: PH St. Francis, LLC, a Nevada limited liability company By: PH Milwaukee MM, Inc., a Nevada corporation, its Manager
Date: 1/19/16

FOR THE GOVERNMENT:

(b) (6)
Signature: _____
Name: Marie L. Grant
Title: Base Contracting Officer
GSA, Public Buildings Service, Leasing Division
Date: MAR 03 2016

WITNESSED FOR THE LESSOR BY:

(b) (6)
Signature: _____
Name: Kelicia Wilson
Title: Financial Analyst
Date: 1/19/16

III. The Government has accepted the following change orders. The change orders are hereby incorporated by reference.

	Description	Firm Fixed Amount Approved	Notice to Proceed Date
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(b) (4)



*Operating Cost not addressed in this LA

End of LA004

INITIALS: BS LESSOR

&

VI GOVT

3/3/16

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 005 TO LEASE NO. GS-05P-19027
ADDRESS OF PREMISES 3600 South Lake Drive St. Francis, Wisconsin 53235-3716	PDN Number:

THIS AGREEMENT, made and entered into this date by and between **PH St. Francis, LLC**, a Nevada limited liability company, whose address is: 100 N. City Parkway, Suite 1700
Las Vegas, NV 89106-4614

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective February 22, 2016, as follows:

Lease Amendment (LA) No. 5 is issued to document a credit to the Government for the reconciliation of the ratio based requirements from Section 11.0 Ratio Based Requirements – Lease Exhibit D Program of Requirements (POR).

- I. This Lease Amendment documents a construction (b) (4) for the reconciliation of the ratio based POR items. The following is a breakdown of the credit:

POR Items	FINAL Reconciliation Amount
Partitions	(b) (4)
Electrical	
CreditTotal	

- II. It is agreed that this credit will be redistributed for present and future change orders as determined by the Government.

This Lease Amendment contains 1 page.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: (b) (6)
 Name: Bradley J. Sher
 Title: Vice President
 Entity Name: PH St. Francis, LLC, a Nevada limited liability company By: PH Milwaukee MM, Inc, a Nevada corporation, its Manager
 Date: 3/2/16

FOR THE GOVERNMENT:

Signature: (b) (6)
 Name: (b) (6)
 Title: (b) (6)
 Date: MAR 03 2016

WITNESSED

(b) (6)
 Signature: (b) (6)
 Name: Felicia Wilson
 Title: Financial Analyst
 Date: 3/2/16

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 006
LEASE AMENDMENT	TO LEASE NO. GS-05P-19027
ADDRESS OF PREMISES 3600 South Lake Drive St. Francis, Wisconsin 53235-3716	PDN Number:

THIS AGREEMENT, made and entered into this date by and between **PH St. Francis, LLC**, a Nevada limited liability company, whose address is: 100 N. City Parkway, Suite 1700
Las Vegas, NV 89106-4614

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective March 25, 2016, as follows:

Lease Amendment (LA) No. 6 is issued to establish the date for substantial completion and to document final cost agreement for several open change orders.

1. The parties agree to establish the date for substantial completion and the lease term commencement date as March 25, 2016. The Lease term will be twenty years firm.
2. This LA documents the firm fixed price agreement of several change order proposals where the Government issued a Notice to Proceed (NTP) in separate correspondences or, where no notice was issued, documents the final firm fixed price. The firm fixed price agreement includes, but not limited to, the necessary labor, materials, equipment, subcontracts, supervision, design fees and administration costs.

The parties agree the total amount of the following change order proposals will be funded from the construction cost credit that is available to the Government. Per LA No. 005 that (b) (4) With the (b) (4), described below, the revised construction cost (b) (4)

The following change order proposals are hereby incorporated by reference.

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

(b) (6)
Signature: _____
Name: Bradley J. Sher
Title: Vice President
Entity Name: PH St. Francis, LLC, a Nevada limited liability company By: PH Milwaukee MM, Inc, a Nevada corporation, its Manager
Date: 4/15/16

FOR THE (b) (6)

(b) (6)
Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service, Leasing Division
Date: APR 26 2016

WITNESSED (b) (6)

(b) (6)
Signature: _____
Name: Patricia Wilson
Title: Financial Analyst
Date: 4/15/16

(b) (4)



INITIALS BS & Vg 4/20/2016
LESSOR GOVT

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 007
LEASE AMENDMENT	TO LEASE NO. GS-05P-19027
ADDRESS OF PREMISES 3600 South Lake Drive St. Francis, Wisconsin 53235-3716	PDN Number:

THIS AGREEMENT, made and entered into this date by and between **PH St. Francis, LLC**, a Nevada limited liability company, whose address is: 100 N. City Parkway, Suite 1700
Las Vegas, NV 89106-4614

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective November 4, 2016, as follows:

Lease Amendment (LA) No. 7 is issued to establish the designated areas of the Premises that are required to have heating and cooling 24 hours per day. These areas will be subject to an additional payment of (b) (4) (payable in arrears) in accordance with Section 1.15 24-Hour HVAC Requirement of the Lease.

1. It is mutually agreed the Government occupies approximately 5,286 ABOA SF of space that is required to have heating and cooling 24 hours per day.

This Lease Amendment contains 1 page.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

(b) (6)
Signature: [Redacted]
Name: Bradley J. Sher
Title: Vice President
Entity Name: PH St. Francis, LLC, a Nevada limited liability company By: PH Milwaukee MM, Inc, a Nevada corporation, its Manager
Date: December 12, 2016

FOR THE GOVERNMENT:

(b) (6)
Signature: [Redacted]
Name: [Redacted]
Title: Lease Contracting Officer
GSA, Public Buildings Service, Leasing Division
Date: DEC 14 2016

WITNESSED FOR THE LESSOR BY:

(b) (6)
Signature: [Redacted]
Name: Kellie A. Nelson
Title: Financial Analyst
Date: December 12, 2016